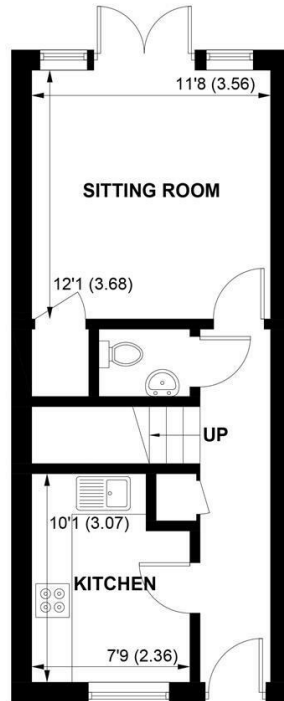


*SW*

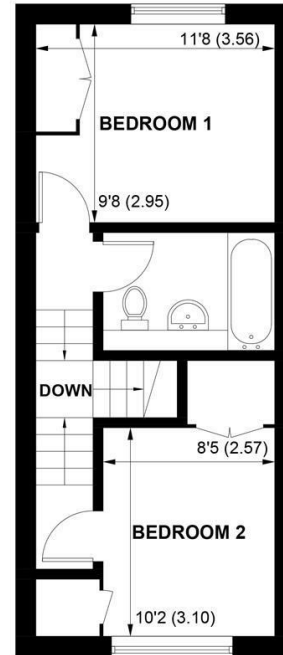
Sims Williams



9 SCHOOL CLOSE, WESTERGATE, WEST SUSSEX, PO20 3AB



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams**

# £1,295 PCM

9, SCHOOL CLOSE,  
WESTERGATE,  
WEST SUSSEX, PO20 3AB

- Two Bedroom Terraced House
- Bright Lounge
- Kitchen Breakfast Room
- Downstairs Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Contemporary Garden
- Two Allocated Parking Spaces
- Five Week Security Deposit

## EPC RATING

Current = C

Potential = A

## COUNCIL TAX BAND

Band = C

Accommodation comprises entrance hall with ground floor cloakroom and door to the good size lounge which has large under stair storage cupboard and double doors opening onto the garden.

The kitchen is fitted with eye and base level cupboards, integrated fridge/freezer, dishwasher and washing machine. There is an electric oven, and gas hob with extractor over. There is space for a small table and chairs. Being south facing this is a beautiful bright room.

On the first floor there are 2 double bedrooms, both with built in wardrobes and a good size modern family bathroom fitted with a white suite comprising panel bath with shower over, wash basin and WC.

The contemporary rear garden has a modern finish and benefits from a shed and rear access.

Within the development are two allocated parking spaces, and visitor spaces.

The property has neutral décor throughout, gas central heating and double glazing throughout.

Pets considered.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



